

**CITY OF BOULDER
LANDMARKS BOARD
August 6, 2014
1777 Broadway, Council Chambers Room
6 p.m.**

The following are the action minutes of the August 6, 2014 City of Boulder Landmarks Board meeting. A digital recording and a permanent set of these minutes (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). You may also listen to the recording on-line at: www.boulderplandevlop.net.

BOARD MEMBERS:

Mark Gerwing, Chair

Nick Fiore

Kate Remley

Mike Schreiner

*Crystal Gray

**Planning Board representative without a vote*

STAFF MEMBERS:

Debra Kalish, Senior Assistant City Attorney

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner

Angela Smelker, Historic Preservation Intern

1. CALL TO ORDER

The roll having been called, Chair **M. Gerwing** declared a quorum at 6:00 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **M. Gerwing**, seconded by **K. Remley**, the Landmarks Board approved (4-0) the minutes of the July 2, 2014 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

- **Abby Daniels**, 1123 Spruce St., Executive Director of Historic Boulder, Inc., updated the board that Martha Campbell, a neighbor of 747 12th St. has invited the Landmarks Board and staff to a neighbor meeting to discuss potential historic district designation. Date is pending.

**4. DISCUSSION OF LANDMARK ALTERATION AND DEMOLITION
APPLICATIONS ISSUED AND PENDING**

- 747 12th St. – Stay-of-Demolition expires Oct. 20, 2014. **N. Fiore** recused himself from the discussion. Staff held a meeting with applicants and representatives of Historic Boulder and the Landmarks Board on July 3, 2014 to discuss alternatives to demolition. Owners are not interested in preserving this building; applicant has option to buy the

house. Applicant is aware of interest by neighbors in potential historic district designation.

- 445 College Ave. – Stay-of-Demolition expires Oct. 25, 2014. Staff held a meeting with applicants and representatives of Historic Boulder and the Landmarks Board on July 3, 2014 to discuss alternatives to demolition and zoning considerations. Staff will hold a site visit with applicants and representatives on August 7, 2014.
- 405 Valley View Dr. – Stay-of-Demolition expires Nov. 23, 2014. Staff has attempted to contact the applicants and has not has any contact returned as of the date of this meeting.
- Statistical Report

5. ACTION ITEMS

- A. Public hearing and consideration of a Landmark Alteration Certificate to demolish a contributing accessory building, construct a 6' x 26' rear deck, flagstone patio, and basketball court, retaining walls and fire pit with concrete base at 437 Highland Ave. in the Mapleton Hill Historic District, per section 9-11-12 of the Boulder Revised Code (HIS2014-00176). Applicant/Owner: Andrew and Genevieve Horning.

Board members were asked to reveal any ex-parte contacts they may have had on this item.

M. Schreiner recused himself from this case because he lives within 600 ft. of the property.

M. Gerwing made a site visit and reviewed the case at a Design Review Committee meeting.

N. Fiore made a site visit and reviewed the case at a Design Review Committee meeting.

K. Remley made a site visit.

C. Gray made a site visit, as and she was entering the building someone asked that the board be nice to the applicants.

Staff Presentation

J. Hewat made a PowerPoint presentation to the Landmarks Board.

Applicant's Presentation

Jessica Catlin, 250 Arapahoe Ave., #301, counsel for the owners, spoke in support of the LAC application, particularly in support of the sport court as a community asset for neighborhood children and spoke to the structural issues of the shed.

Andy Horning, 437 Highland Ave., applicant and owner of the property, answered questions from the board. He confirmed that he did not receive permits for the hardscaping.

Public Hearing

Suzanne Stone, 511 Highland Ave., spoke in support of keeping the landscaping as a safe place for neighborhood children to play.

David Dyer, 511 Highland Ave., spoke in support of the LAC application and that the sport court provides a safe alternative to playing on the street.

Maggie Warn, 429 Highland Ave., spoke in support of the LAC application and of the vibrant character of the district today and the dire condition of the shed.

Peter Johnson, 502 Highland Ave., spoke of the increased number of young families in the neighborhood and in support of the LAC application.

Beverley Potter, 3211 11th St., spoke in opposition of the LAC application as the demolition of the shed and addition of hardscaping changed the historic fabric of the neighborhood.

Chris Centeno, 541 Highland, resides at the Judge Holmes House, which had a tennis court in the 1920s, which became a basketball court in the 1970s, and that the sport court is appropriate for its time and should be kept.

Kathryn Barth, 2940 20th St., spoke of her experience as a consultant of the accessory building survey in 2005 and the importance of the alleys in the Mapleton Hill Historic District.

Abby Daniels, 1123 Spruce St., Executive Director of Historic Boulder, Inc., spoke of concern of the violation of the historic preservation code.

Rebuttal

Jessica Catlin, spoke of the irony of suggesting the building be lifted and set on a concrete slab as the recommendation is to remove hardscaping on the property. She also spoke of drainage issues of the alley impacting the condition of the building.

Andy Horning, appreciates the historic district and spoke of their efforts in restoring their house and removing the curb cut along Highland Ave. He offered to lower the rear fence to 4', as the intention is not to wall off the property and noted that the shed building was functionally obsolete.

Motion

On a motion by **M. Gerwing**, seconded by **K. Remley**, the Landmarks Board voted (3-0) to continue the item until the Sept. 2, 2014 meeting.

The Landmarks Board asked for an accurate site plan of the current conditions.

- B. Public hearing and consideration of an application to designate the property at 1029 Broadway as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2014-00072). Applicant /Owner: Evans Scholars.

Staff Presentation

M. Cameron made a PowerPoint presentation to the Landmarks Board.

Applicant's Presentation

Rick Palmer, 1029 Broadway, Director of the Evans Scholars Foundation, introduced himself.

Public Hearing

Abby Daniels, 1123 Spruce St., Executive Director of Historic Boulder, Inc., spoke in support of the landmark designation.

Kathryn Barth, 2940 20th St., spoke in support of the landmark designation and suggested the board consider approaching local fraternities about the possibility of a discontinuous district.

Motion

On a motion by **M. Gerwing**, seconded by **M. Schreiner**, the Landmarks Board adopted (4-0) a resolution that the City Council designate the property at 1029 Broadway as a local historic landmark, to be known as the **Evans Scholars House**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated August 6, 2014 as the findings of the board.

FINDINGS

The Landmarks Board finds that, based upon the application and evidence presented the proposed designation application will be consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. 9-11-1(b), B.R.C. 1981.

The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.

- C. Public hearing and consideration of an application to designate the property at 905 Marine as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2014-00162). Applicant /Owner: Christian Griffith.

Staff Presentation

M. Cameron made a PowerPoint presentation to the Landmarks Board.

Applicant's Presentation

Christian Griffith, 22 Artesian Dr., Eldorado Springs, property owner, spoke in support of the landmark designation.

Public Hearing

Abby Daniels, 1123 Spruce St., Executive Director of Historic Boulder, Inc., spoke in support of the landmark designation.

Motion

On a motion by **K. Remley**, seconded by **M. Gerwing**, the Landmarks Board adopted (4-0) a resolution that the City Council designate the property at 905 Marine Street as a local historic landmark, to be known as the **Wolcott House**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated August 6, 2014 as the findings of the board.

FINDINGS

The Landmarks Board finds that, based upon the application and evidence, the proposed designation application will be consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. 9-11-1(b), B.R.C. 1981.

The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.

- D. Public hearing and consideration of an application to designate the property at 1630 9th St. as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2014-00163). Applicant /Owner: Christian Griffith.

Staff Presentation

M. Cameron made a PowerPoint presentation to the Landmarks Board.

Applicant's Presentation

Christian Griffith, 22 Artesian Dr., Eldorado Springs, property owner, spoke in support of the landmark designation.

Public Hearing

Abby Daniels, 1123 Spruce St., Executive Director of Historic Boulder, Inc., spoke in support of the landmark designation.

Motion

On a motion by **N. Fiore**, seconded by **M. Gerwing**, the Landmarks Board adopted (4-0) a resolution that the City Council designate the property at 1630 9th St. as a local historic landmark, to be known as the **Finch-Paddock House**, finding that it meets the standards for

individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated August 6, 2014 as the findings of the board.

FINDINGS

The Landmarks Board finds that, based upon the application and evidence presented, the proposed designation application will be consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
 2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981.
 3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. 9-11-1(b), B.R.C. 1981.
 4. The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.
- E. Public hearing and consideration of an application to designate the property at 1622 9th St. as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2014-00164). Applicant /Owner: Christian Griffith.

Staff Presentation

M. Cameron made a PowerPoint presentation to the Landmarks Board.

Applicant's Presentation

Christian Griffith, 22 Artesian Dr., Eldorado Springs, property owner, spoke in support of the landmark designation.

Public Hearing

Abby Daniels, 1123 Spruce St., Executive Director of Historic Boulder, Inc., spoke in support of the landmark designation.

Motion

On a motion by **M. Schreiner**, seconded by **M. Gerwing**, the Landmarks Board adopted **(4-0)** a resolution that the City Council designate the property at 1622 9th St. as a local historic landmark, to be known as the **George and Mabel Reynolds House**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated August 6, 2014 as the findings of the board.

FINDINGS

The Landmarks Board finds that, based upon the application and evidence presented, the proposed designation application will be consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. 9-11-1(b), B.R.C. 1981.

The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.

6. MATTERS FROM THE LANDMARKS BOARD, PLANNING DEPARTMENT AND CITY ATTORNEY

- A. Update Memo
- B. Subcommittee Update (suspended)
 - 1) Demolition Ordinance
 - 2) Outreach
 - 3) Potential Historic Districts and Landmarks
 - 4) Design Guidelines
 - 5) Sustainability

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The meeting adjourned at 9:45 p.m.

Approved on _____, 2014

Respectfully submitted,

Chairperson